



## 2 bed terraced house to buy in

Lewis Street, Great Harwood, Blackburn,  
Lancashire, BB6 7BN

**£55,000** Starting Bid

 x2  x1  x2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Stone built mid terraced home
- ✓ Two double bedrooms
- ✓ Two separate reception rooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are pleased to offer this superb stone-built mid-terraced home on the edge of Great Harwood village, providing easy access to local amenities while being just moments from the countryside.

Sensibly priced to attract early interest, the well-presented and well-proportioned accommodation comprises an entrance vestibule, lounge, separate dining room extending to the kitchen, two bedrooms, and a family bathroom, with a private rear yard; the property benefits from gas central heating and double glazing throughout.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 853

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Year built: 1910

Construction materials: Brick and block, Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes


Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 87  |
| (69-80) <b>C</b>                                   | 73      |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Lewis Street, Great Harwood, Blackburn, Lancashire, BB6 7BN

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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